



Oakwood Estates is Thrilled to introduce this 3-bedroom split-storey maisonette gracefully nestled within the prestigious confines of Pinewood Green. Offering an unparalleled living experience, this property caters perfectly to the diverse needs of first-time buyers, professionals, and families alike. Boasting impeccable condition, it stands as a testament to quality living. Additionally, its strategic positioning ensures convenient access to esteemed local schools, essential amenities, and efficient travel links, further enhancing its appeal as an ideal abode for discerning individuals seeking both comfort and convenience.

As you step through the welcoming front door, you will ascend the staircase to 3 bedrooms, a bathroom and an inviting family room, where comfort and relaxation await.

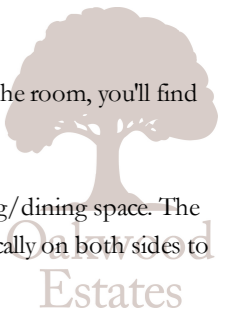
Bedroom 1 is perfectly suited for a double bed and ample room for additional furnishings. the room features Wooden flooring, a pendant light and a window that frames a view of the garden outside.

Bedroom 2, Here, a double bed finds its place alongside a fitted wardrobe, offering convenient storage solutions. Carpeted flooring underfoot sets a cosy tone, and a window grants a vista of the property's rear.

Bedroom 3 where a single bed awaits, A fitted storage cupboard adds extra storage and Wooden flooring adds to the room's inviting ambience, while a window overlooks the front of the property

Venturing to the family room which features spotlights, wooden flooring and ample space for furniture. At the end of the room, you'll find yourself drawn to the staircase leading upward.

Ascending once more, you're greeted by the heart of the home—a kitchen seamlessly integrated into an open-plan living/dining space. The modern glossy kitchen is fully fitted with all the necessary amenities. Four windows adorn the space, positioned strategically on both sides to welcome the sun throughout the day. And the added benefit of air conditioning.

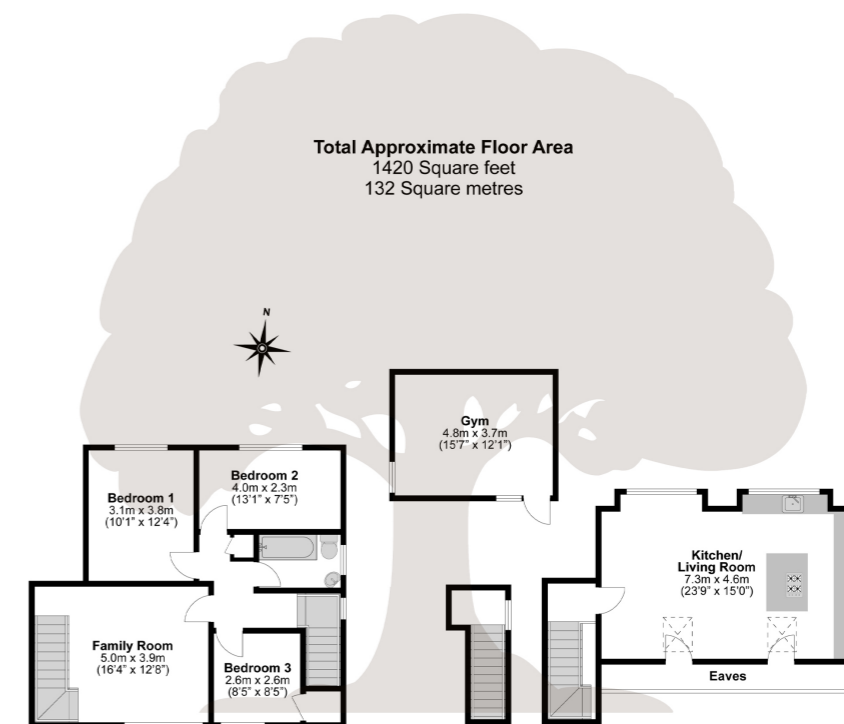


## Property Information

-  LEASHOLD 107 YEARS REMAINING
-  OUTBUILDING / HOME OFFICE/ GYM
-  COUNCIL TAX BAND - D (£2,286 PER/YEAR)
-  GREAT FIRST TIME BUY OR INVESTMENT PURCHASE
-  GARAGE
-  THREE BEDROOMS
-  GREAT SCHOOL CATCHMENT AREA
-  EXCELLENT TRANSPORT LINKS
-  LARGE GARDEN
-  MORDEN OPEN PLAN LOUNGE/KITCHEN WITH AIR CONDITIONING

					
x3	x2	x1	0	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

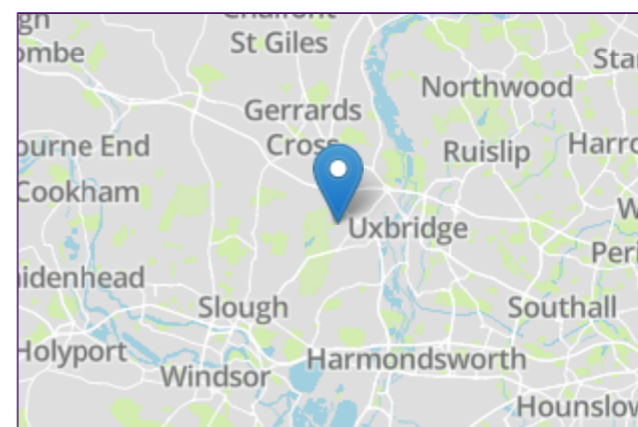
## Floor Plan



Illustrations are for identification purposes only, measurements are approximate, not to scale.

# Oakwood Estates

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	80
England, Scotland & Wales			
<small>EU Directive 2002/91/EC</small>			

### Externally

The garden is a very generous size and is mainly laid to lawn and enclosed by fencing and mature bushes which offer privacy to enjoy your garden. There is a shed for storage, a play area and a timber outbuilding which would make a great gym or office. In one corner of the garden, you have a paved patio area which is perfect for socialising.

### Garage

There is a garage in a garage block providing ample storage.

### Tenure

Leasehold 107 years remaining.  
Annual ground rent is £240

### Council Tax Band D (£2286 P/Yr)

### Plot/Land Area

0.10 Acres

### Mobile Coverage

5G Voice and Data

### Travel Links

Conveniently located within close proximity, Uxbridge Underground Station and Iver Rail Station stand a mere 2 miles away, providing easy access to commuter routes. Similarly, Denham Rail Station lies just 2.95 miles away, further enhancing transport connectivity. Heathrow Airport, a major international hub, is conveniently situated 10 miles away, facilitating hassle-free travel. Additionally, the M40 motorway is accessible within 2 miles, while the M25 motorway is a mere 3 miles away, offering seamless connections to various destinations for both local and long-distance travel.

### School Catchment

The property enjoys proximity to a plethora of esteemed educational institutions, including Iver Heath Infant School and Nursery, Iver Heath Junior School, The Chalfonts Community College, Burnham Grammar School, Beaconsfield High School, John Hampden Grammar School, and numerous other reputable schools, ensuring families have access to excellent educational opportunities for their children.

### Local Area

Iver Heath is located in the county of Buckinghamshire, South East England, four miles east of the major town of Slough, and 16 miles west of London. Located within walking distance of various local amenities and less than 2 miles from Iver train station (Crossrail), with trains to London, Paddington, and Oxford. The local motorways (M40/M25/M4) and Heathrow Airport are just a short drive away. Iver Heath has an excellent choice of state and independent schools. The area is well served by sporting facilities and the countryside, including Black Park (within walking distance), Langley Park, and The Evreham Sports Centre. The larger centres of Gerrards Cross and Uxbridge are also close by. There is a large selection of shops, supermarkets, restaurants, and entertainment facilities including a multiplex cinema and Gym.